



CRMLS Rules & Policy Changes

Effective July 10, 2026

Rules Changes:

Section 4 – All references to user orientation requirements are removed: 4.1.1(f), 4.1.2(e), 4.2.1(f), 4.2.2(e)

Rule 7.9 Mandatory Submission Upon Marketing – The following verbiage is removed: “Violations of this Rule may result in modifications being made to the DAM count of any listing at issue as provided for in Rule 14.5”.

Rule 7.25 Dual Rate Commission Arrangements – Removed.

Rule 11.5(c) Truthful Representation – The following verbiage has been added:

“Renderings” of the property and its condition, defined as representations created to show how the property will or may be built or improved, regardless of the means used to create the representation, are permitted to be used in the MLS. Such Renderings that represent conditions that will be in place at closing, or that are included in the purchase price, may be used in accordance with the requirements of Rule 11.5.2, whether digitally rendered or not. Renderings that represent potential conditions that will not be present at closing or are not included in the purchase price, may be placed in the Supplements for the listing, and must be truthful in all respects, including but not limited to provision of a notification that the improvements or conditions in the Rendering are not included in the purchase price.

Rule 12.11.1 Use of MLS Data in AI/Machine Learning. Participants and Subscribers shall not provide, submit, transmit, upload, or otherwise make available any MLS Listing Records, or any portion, derivative, or compilation thereof, to any Artificial Intelligence (AI) platform, machine learning system, large language model, generative AI tool, or automated data training environment, except for:

Limited Permitted Use. A Participant or Subscriber may submit MLS Listing Records into an AI platform solely for the purpose of conducting a specific, defined real estate transaction or project on behalf of a client, provided that:

- The AI platform does not retain, store, index, copy, or incorporate the MLS Listing Records or any portion thereof into any training dataset, foundational model, or persistent data store beyond the immediate session or defined project;
- The Participant or Subscriber has verified that the AI platform’s terms of service, privacy policy, or data use agreement prohibit the retention or use of submitted data for model training or improvement;
- The MLS Listing Records are used solely for the benefit of the specific client engagement for which they were submitted and are not repurposed, shared, or made available to any third party through the AI platform; and

- The Participant or Subscriber does not submit bulk, aggregated, or systematically compiled sets of MLS Listing Records into any AI platform for any purpose other than the specific transaction or project at hand.

Section 13 has been rewritten and reformatted as follows:

SECTION 13 – PROPERTY ACCESS

13.1 Access Rights. MLS Participants and Subscribers are granted access rights to Active or Active Under Contract listed properties consistent with the instructions of the listing broker as set forth in the MLS. Listing Brokers shall make Active and Active Under Contract properties reasonably available to Cooperating Brokers for showings when it is in the best interest of the Seller. It is incumbent on the Listing Broker to verify the validity of the requesting party prior to providing access or access information.

13.2 Reasonable and Timely Means of Access. Any property access system or mechanism must provide reasonable, timely access to listed property. Specifically, such system or mechanism must allow access by reliance solely on data/information submitted to and residing in the MLS, or via an MLS provided third-party licensed product. Data/information conveying access information must be complete and accurate and shall be entered in the Showing Instructions field. Timely access is defined as access or any further information required for access being provided within four (4) hours of initial contact. This four (4) hour response obligation shall be in effect every day between 8 am and 6 pm.

13.3 Unauthorized Access. The following are prohibited:

- (a) Providing access or information as to the means of access to anyone other than the Participant or Subscriber intended to use the information or access the property, unless specifically pre-authorized by Listing Broker.
- (b) Accessing or providing access or information as to the means of access to the property for any reason other than facilitating the sale/lease of the property.
- (c) Accessing property by Appraiser Participants without the Listing Broker's pre-authorization.
- (d) Entering a property or engaging any means of access without entering the property, without or in any manner inconsistent with the Listing Broker's permission. Unless otherwise set forth in the MLS or communicated by the Listing Broker, such permission is granted by the Listing Broker providing information necessary to access the property.

13.4 Written Authority. Listing Brokers shall not create an access method on a property without written authority from the Seller and occupant if other than the Seller.

13.5 Terminating Access. Any access method shall be removed or otherwise terminated within one (1) day after the close of escrow, expiration/cancellation of the listing, or effective date of a lease agreement.

Citation Policy Changes

Removed

Item 7.25 Failure to Disclose Dual/Variable Commission

Items 13.2, 13.4, 13.5, 13.6, 13.7, 13.8, 13.9

Added

Rule 9.5 Failure to Provide Written Proof of Offer Submission added, \$250 fine, no warning provided

Rule 11.5.2 Failure to Follow Digitally Altered Images Requirements added, \$250 fine, warning provided

Rule 11.8 Unauthorized Removal of Media from MLS added, \$500 fine, warning provided

Rule 12.10.3 Failure to Comply With Limited Exposure Listing Requirements added, \$250 fine, warning provided

Rule 13.2 Failure to Follow Access Requirements added, \$250 fine, no warning provided

Rule 13.3 Unauthorized Access added, \$1,500 fine, no warning provided

Rule 13.4 Failure to Obtain Seller's Permission re Access added, \$1,500 fine, no warning provided

Rule 13.5 Failure to Timely Terminate Access added, \$250 fine, no warning provided